

Consultee Comments for Planning Application APP/16/00774

Application Summary

Application Number: APP/16/00774

Address: Land north of Havant Road and west of Selangor Ave, Emsworth

Proposal: Erection of 161 dwellings with associated parking, access, landscaping, and surface water drainage, pumping station, sub station and signalised junction onto Havant Road (amended scheme)

Case Officer: Daphney Haywood

Consultee Details

Name: Consultee Comments - Highway Authority (HBC Agency)

Address: 2 Penner Road, Havant PO9 1QH

Email: peter.marshall@havant.gov.uk

On Behalf Of: Development Engineer - Highways

Comments

The Highway Authority has commented on the strategic aspect of the application.

The layout of the estate has been checked by HBC (under agency arrangements) and it meets the recommendations contained within Manual for Street Design (MfS) guide

The detailed drawings within the planning application submission demonstrate that the proposed layout will provide satisfactory servicing arrangements for emergency vehicles, delivery vehicles, fire appliances and refuse vehicles. The layout will provide parking to Havant Borough council minimum parking standards for both vehicles and cycles.

The road and footway network will need to be built to an adoptable standard and maintained and managed by a company set up (or selected) by the developer. This maintenance agreement needs to be secured by means of a 106 Agreement.

A 106 legal agreement will be required to insure that general public have the right to pass and re-pass over the public area, road and footways to insure integration of the proposed development into the surrounding existing settlement.